

CITY OF CHICOPEE
CONSERVATION COMMISSION
Minutes of Meeting
October 2, 2019

Pursuant to Mass. General Law Ch. 131, Section 40 and the Chicopee Wetland Ordinance Ch. 272, the Chicopee Conservation Commission held a public hearing on **Wednesday, October 2, 2019** at 6:15 PM, RiverMills Senior Center, Classroom 30, 5 West Main St., Chicopee, MA 01020

Celeste Donovan opened the meeting at 6:15 PM and announced that the meeting was being recorded and asked if anyone was recording the meeting to please state their name and address for the meeting record.

Conservation Commission attendance:

Member	Present	Absent	Excused
James Reidy, Chair			X
Jessica Dzwonkoski			X
Celeste Donovan	X		
Charles Payne	X		
Nicole Dewberry	X		
Sharon Balcom	X		

Planning/Conservation Staff attendance:

Member	Present	Absent	Excused
Lee Pouliot, Director			X
James Dawson, Development Manager	X		
Patrick McKenna, Assistant Planner			X
Nathan Moreau, Associate Planner			X

***Note: For the courtesy of the attending public, at the start of the hearing, the Conservation Commission voted to continue Item 3 for the Fuller Road Reconstruction Project to October 16, 2019. The opening of the hearing on this project had to be continued due to the Springfield Republican Newspaper's failure to publish the legal ad.**

Item 1: RDA for the reconstruction and reconfiguration of the parking area at Partridge Hollow Apartments. Work will occur within Terrace Escarpment (TE) Soils and Buffer Zone to TE soils. Location: 59 New Ludlow Rd. Applicant: Partridge Hollow APTS, LLC, One Monarch Place, Suite 1300, Springfield, MA 01144

Notes: Garrett Horsfall of Kelly Engineering Group, Inc. presented the project to the Commission. Mr. Horsfall explained that a large portion of the property was in TE soils or within the 100' buffer zone to TE soils. He explained the grading of the site and that stormwater runoff from the new parking lot was being directed away from the sensitive TE soils. The Commission imposed the following Special Conditions:

1. Barriers in the form of snow fencing is to be installed at the Northwest and Southwest corners of the long building along the west side of the property (see attached plan) to prevent construction vehicles from accessing or getting too close to sensitive Terrace Escarpment Soil slopes.
2. Silt Sacks are to be installed in the catch basins on the project site and the nearest catch basins on New Ludlow Road. Silt Sacks are to be removed once the project is complete and before winter weather arrives.
3. Erosion Control measures must be inspected by the Chicopee Conservation Commission and/or its Staff prior to the commencement of any site work.

Motion to issue a Negative 1, a Negative 4 and a Positive 6 Determination was made by Charles Payne and seconded by Nicole Dewberry. Vote was 4-0 to issue a Negative 1, a Negative 4 and a Positive 6 Determination.

Member	Approve	Deny	Continue	Abstain
Celeste Donovan	X			
Charles Payne	X			
Nicole Dewberry	X			
Sharon Balcom	X			

Item 2: NOI for the demolition of a single-family house and outbuildings and installation of fencing. Work will occur within Riverfront Area and Bordering Land Subject to Flooding. Location: 460 Fuller Rd., Chicopee, MA. Applicant: Ted Hanna, Westover Metropolitan Development Corporation (WMDC), 255 Padgett St. Chicopee, MA 01022.

Notes: Lori Benoit of Stantec Consulting Services, Inc. presented the project to the Commission. Ms. Benoit explained the proposed erosion control and according to her field findings, the stream that was reported as intermittent per MassDEP was in fact perennial and therefore the appropriate measures and filings were completed. The Commissioners asked Ms. Benoit questions about the amount of time the project would take to complete. Staff questioned if the fence was necessary since it dead ends in the vegetated area just off Fuller Road and really does not prevent anyone from accessing the property. It was explained that it was mainly for a deterrent to individuals who may otherwise access the property freely. Ms. Benoit also noted that since the fence dead ended in the vegetated area, wildlife could easily find their way around the fence. The Commission imposed the following Special Conditions:

1. The Conservation Commission and/or its Staff must inspect Erosion Control prior to the commencement of any site work.
2. Report to be sent to the Commission with regard to the abatement of any hazardous materials associated with the structures. This is to occur prior to the demolition of the structures.
3. Stabilization seed mix shall consist of a native seed mix.
4. If mowing is the preferred method of maintenance, any areas of the property proposed to be maintained through mowing are to be mowed no more than once per year to keep woody vegetation in check. Mowing shall occur in early spring (March thru Mid-April). This will allow herbaceous vegetation to grow and mature throughout the season thus providing a food source for wildlife. The Conservation Commission is also accepting of a "No Mow" option in which natural vegetative succession would take place on the property.

Motion to issue an Order of Conditions with Special Conditions was made by Charles Payne and seconded by Sharon Balcom. Vote was 4-0 to issue an Order of Conditions with Special Conditions.

Member	Approve	Deny	Continue	Abstain
Celeste Donovan	X			
Charles Payne	X			
Nicole Dewberry	X			
Sharon Balcom	X			

Item 3: NOI for the Fuller Road Roadway Rehabilitation Project. The project includes reconstruction of a 1.7 mile section of Fuller Road from Memorial Dr. (Rt. 33) to the I-291 overpass bridge. Work will occur within Riverfront Area of the Chicopee River as well as Bordering Land Subject to Flooding and Buffer Zones. Applicant: Elizabette Botelho, City of Chicopee DPW. 115 Baskin Dr. Chicopee, MA 01020

Notes: Item 3 Continued to October 16, 2019 (see note above).

Motion to continue to October 16, 2019 was made by Charles Payne and seconded by Sharon Balcom. Vote was 4-0 to continue.

Member	Approve	Deny	Continue	Abstain
Celeste Donovan			X	
Charles Payne			X	
Nicole Dewberry			X	
Sharon Balcom			X	

Item 4: Minutes from September 4 and 18, 2019

Notes: Commissioner Balcom noted a couple of typos to be corrected on the September 4, 2019 minutes. Staff noted the typos would be corrected prior to the filing of the minutes with the City Clerk.

Motion to approve the minutes with the noted corrections was made by Sharon Balcom and seconded by Nicole Dewberry. Vote was 4-0 to approve the minutes with noted corrections.

Member	Approve	Deny	Continue	Abstain
Celeste Donovan	X			
Charles Payne	X			
Nicole Dewberry	X			
Sharon Balcom	X			

Item 5: SIGN BILLS!!

Notes: Staff distributed one bill to be signed.

Item 6: Upcoming Project updates/Discussion

- Ratification of Enforcement Order – 780 Chicopee St.

Notes: The Commission ratified the Enforcement Order.

Item 7: Adjournment – Next scheduled meeting is October 16, 2019

Motion to adjourn was made by Charles Payne and seconded by Sharon Balcom. Vote was 4-0 to adjourn.

Member	Approve	Deny	Continue	Abstain
Celeste Donovan	X			
Charles Payne	X			
Nicole Dewberry	X			
Sharon Balcom	X			

Meeting adjourned at 7:25 PM.